



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
LAND USE PLANNING COMMISSION  
22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0022

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May 8, 2014

Elgin H. Turner  
Lakeville Shores, Inc.  
P.O. Box 96  
Winn, ME 04495

Subject: ADVISORY RULING AR 14-04; Lots #1, #4, #11, #13 and #14 on Tax Plan 01, Map HA 007; T16 MD BPP, Hancock County

Dear Mr. Turner;

Thank you for the information provided in your request for an Advisory Ruling. You have asked our opinion on a proposed division of land in T16 MD BPP, Hancock County that is currently owned by Lakeville Shores, Inc. ("Lakeville"). A survey map prepared by land surveyors Plisga & Day that was included with your Advisory Ruling request shows the configuration of the portion of the parcel proposed to be transferred. A map of T16 MD showing all existing lots was also included with your AR request materials. I have enclosed these two maps as Figures 1 and 2, respectively, for reference and have annotated Figure 2 with the lot numbers<sup>1</sup>.

You have asked two questions about Lakeville's proposed division of its parcel in T16 MD, which are discussed in more detail below. We will attempt to provide our view on the matters as we understand them, pursuant to 5 M.R.S.A. 9001. I want to caution you however, this is an informal response and not a legal determination. You may want to consult your attorney on this matter. In providing our views on these matters, we have relied upon the facts as you have presented them to us, supplemented by information in the Commission's files, and records available through the Hancock County Registry of Deeds and Maine Revenue Services.

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<sup>1</sup> Lots not shown on Figure 2: Lots #1.3, #4.1 and #13.1 are not shown because they are new, comprising the 1,115 acre parcel transferred to Elliot Jordan & Sons in 2013. Also not shown are the small camp lots, some owned in fee and some leased, discussed in Sections 1, D and E.

## 1. BACKGROUND

A. *Lakeville Shores' ownership in T16 MD* (see Section 3, below, for the land division history).

Lakeville's parcel in T16 MD currently consists of:

- (1) *Tax map lots.* Lots #1, #4, #11, #13, and #14 on Plan 01, Tax Map HA 007, which are treated as one parcel because these lots are all owned by the same person, are contiguous, and are all in one township.
- (2) *Size of Lakeville's parcel.* Prior to 2003, Lakeville's parcel in T16 MD totaled 19,005 acres. In 2003, 545 acres was transferred to Tree Top Manufacturing and in 2013 1,115 acres were transferred to Elliot Jordan & Sons. Currently, the combined acreage of Lakeville's parcel in T16 MD is approximately 17891 acres (reference: Maine Revenue Service Map HA007; Plan 01; T16 MD BPP; Hancock County Registry of Deeds: Book 5141; Page 309-348). The subject of this advisory ruling is the proposed transfer of a portion of Lakeville's ownership in T16 MD measuring between 2950 and 2909 acres in size. Lakeville's parcel is also subject to a number of leases, easements, and right-of-way, described below.

B. *Leases and utility easements.* Lakeville's parcel in T16 MD is currently developed with:

- (1) Leases
  - (a) Nine (9) existing camp lease lots (see Section 1,D, below).
  - (b) In 2012, a 2,300 acre portion of Lot #1 was leased to Blue Sky East, LLC for the Bull Hill Wind Project, reduced from the larger area leased in 2009 (reference: LUPC Development Permit DP 4886).
  - (c) Also in 2012, a lease agreement was granted to Hancock Wind, LLC for all of Lakeville's remaining land in T16 MD, *i.e.*, not including the 2,300 acres leased to Blue Sky East, to construct the Hancock Wind Project. The size of the leased area would be reduced within 6 months of the Hancock Wind Project being constructed, as long as doing so would not cause a subdivision to be created (reference: LUPC Site Law Certification SLC-2).
  - (d) Lakeville remains the underlying landowner of both parcels leased for wind energy development and conducts forest management activities on its lands.
- (2) Utility-related easements
  - (a) 150-foot wide corridor with a transmission line owned by Bangor Hydro Electric,
  - (b) Substation owned by Bangor Hydro Electric,
  - (c) Communications tower owned by Hancock County, and
  - (d) Utility lines and related equipment owned by Hancock Wind, LLC

C. *Road easements and rights-of-way.* Because much of Lakeville's parcel in T16 MD is actively used for forest management activities, there are a number of easements and rights-of-way associated with the network of land management roads. There are five (5) land management roads with rights-of way granted to Bangor Hydro Electric within the parcel proposed to be transferred.

D. *Existing camp lease lots.* All of the existing camp lease lots on Lakeville's parcel were created prior to 2004 when the parent parcel was obtained from S.P. Forests, L.L.C.; were never part of a Commission approved subdivision; and have been continuously leased for the preceding 20 years

with no lapses in the leases of two years or more (reference: Advisory Ruling AR 13-4 and Finding #13,B(3)(b) of Site Law Certification SLC-2).

Of the nine (9) existing camp lease lots on Lakeville's parcel, all are on the portion that is leased to Hancock Wind. There are no camp lease lots on the 2,300 acre portion of Lakeville's parcel leased to Blue Sky East for the Bull Hill Wind Project. Two (2) camp lease lots that had been within that area were discontinued and the camps removed in 2012, as required by Condition #10 of Development Permit DP 4886.

- E. *Existing camp lots owned in fee.* There are ten camp lots owned in fee within T16 MD, of which three are either abutting or are within the parcel to be transferred, depending on the final configuration of that parcel. These three lots are located on the south side of the parcel to be transferred, and include: an approximately 3.5-acre parcel now or previously owned by Robert Stul, a 5-acre parcel owned by the Frank Dedmon Living Trust, and a 40-acre parcel (Lot#12) owned by Laura Garron (*see* Section 2,B(2), below).

## 2. PROPOSAL

- A. It is our understanding that you propose to transfer a portion of your land in T16 MD that will be approximately 2950 to 2909 acres in size. The parcel is currently forested and used for forest management activities, but once transferred approximately 1,000 acres of the parcel would be converted to blueberry agricultural land. The parcel is also a portion of Lakeville's ownership in T16 MD that is leased to Hancock Wind. You have asked if the transfer of this parcel would be considered an exempt sale under the Commission's standards, Chapter 10, §10.25,Q,1,g,1(e). You also asked, if exempt, then would the transfer require that a plan be recorded in the Hancock County Registry of Deeds, in accordance with §10.25,Q,1,g,1(e)?
- B. The parcel you propose to transfer will consist of part of Lot #1, all of Lot #11, part of Lot #13, and part of Lot #14. The parcel proposed to be transferred is bordered as follows:
- (1) On the east side by the township boundary line of the organized town of Deblois;
  - (2) At the southeast corner by Lot #12, owned by Laura Garron;
  - (3) On the south side by the West Branch of the Narraguagus River, separating it from Lot #1.1 owned by The Nature Conservancy; and from part of Lot #1 to be retained by Lakeville;
  - (4) On the west side by the West Branch of the Narraguagus River separating it from a parcel consisting of Lot #1.3, Lot #4.1, and Lot #13.1, transferred to Elliot Jordan & Sons in 2013; and
  - (5) On northwest side by logging road #64-65-5 for a distance of approximately 7,100 ft., then by a short distance along an unnumbered logging road running roughly north-south, and then continuing on the northeast side for a distance of approximately 7,600 ft. by a Bangor Hydro Electric transmission line corridor easement. The proposed parcel boundary line will follow the centerline of the logging roads. The transmission line corridor will remain within Lakeville's retained parcel.

### 3. LAND DIVISION HISTORY

This advisory ruling is based upon the following background information. Transfers by sale or lease, and easement agreements since before 1994 include<sup>2</sup>:

- A. *January 1, 1989.* The entire parent parcel was owned in fee by Champion International Corp., having been acquired in 1985 and 1987 (reference: Hancock County Registry of Deeds, Book 1539, page 426; Book 1647, page 359; and Book 9, page 151).
- B. *December 31, 2000.* Champion International Corp. merged with International Paper Company (reference: Hancock County Registry of Deeds, Book 3017, Page 191).
- C. *March 12, 2001.* The entire parcel was conveyed to IP Maine Forests LLC (reference: Hancock County Registry of Deeds, Book 3036, Page 212; and corrected by deed dated June 2001, Book 3095, Page 274).
- D. *March 26, 2001.* IP Maine Forests LLC merged with SP Forests LLC (reference: Hancock County Registry of Deeds, Book 3042, Page 257).
- E. *November 25, 2003.* SP Forests L.L.C. conveyed a parcel (Lot #1.2, approximately 545 acres) to Tree Top Manufacturing, Inc. (reference, Hancock County Registry of Deeds: Book 3809; Page 286). This lot was the first division of the parent parcel in a five-year period and is not counted for subdivision purposes after November 25, 2008.
- F. *May 20, 2004.* SP Forests L.L.C conveyed the entire remaining parcel to Herbert C. Haynes, Inc. a/k/a H. C. Haynes, Inc. (reference, Hancock County Registry of Deeds: Book 3934; Page 127).
- G. *May 28, 2004.* Herbert C. Haynes, Inc. a/k/a H. C. Haynes, Inc. conveyed the entire parcel to Five Islands Land Corporation (reference, Hancock County Registry of Deeds: Book 3936; Page 18).
- H. *February 18, 2009.* Five Islands Land Corporation and Herbert C. Haynes, Inc. a/k/a H. C. Haynes, Inc. conveyed the entire parcel to Lakeville (reference, Hancock County Registry of Deeds: Book 5141; Page 309).
- I. *August 17, 2009.* Lakeville granted to Blue Sky East, LLC a lease to develop a wind energy facility, the Bull Hill Wind Project, on its entire parcel in T16 MD. Lakeville retained the right to conduct forest management activities on the parcel (reference, Hancock County Registry of

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<sup>2</sup> For existing camp lots, see Sections 1,D and E.

Deeds: Book 5523; Page 201 (lease) and Book 5701; Page 307 (supplemental to lease)). (also see Section K, below)

- J. *October 19, 2011.* Lakeville granted a 2.31 acre easement to Bangor Hydro Electric Company for a substation (reference, Hancock County Registry of Deeds: Book 5706; Page 53). Blue Sky East and Herbert C. Haynes, Inc. a/k/a H. C. Haynes, Inc. joined in this easement. This substation is adjacent to the Bangor Hydro Electric transmission line corridor that is also held by easement; the substation is associated with the Bull Hill Wind Project.
- K. *April 2, 2012.* Lakeville granted to Blue Sky East:
- (1) An amended and restated land lease (see also original lease dated August 17, 2009, Section I, above). Leased "Premises" to be a 2,300 acre parcel (reference, Hancock County Registry of Deeds: Book 5793; Page 129);
  - (2) An access easement (reference, Hancock County Registry of Deeds: Book 5793; Page 136); and
  - (3) A property easement (reference, Hancock County Registry of Deeds: Book 5793; Page 143). Lakeville granted, and Blue Sky East agreed to, an easement to Hancock Wind that, among other things, provided rights to construct and operate collection lines on Lakeville's lands, including the 2,300 acres leased to Blue Sky East.
  - (4) The 2,300 acre leased area created a land division, which was the first division in a five year period, forming two non-exempt lots. The parcel retained by Lakeville cannot be counted as exempt because it is being used for both a wind energy facility and land management activities (see Section 5,D, below, for discussion).
- L. *April 2, 2012.* Lakeville granted to Hancock Wind, LLC:
- (1) A lease agreement and an easement agreement to develop a wind energy facility, the Hancock Wind Project, on the remaining portion of Lakeville's parcel in T16 MD (reference, Hancock County Registry of Deeds: Book 5793; Page 270 (lease) Book 5793; Page 276 (easement)).
  - (2) The leased area and easement area consisted of the all lands recorded in Hancock County Registry of Deeds: Book 5141; Page 309 EXCEPT the 2,300 acres subject to the amended and restated land lease agreement between Lakeville and BSE, dated August 17, 2009 and April 02, 2012.
  - (3) The lease and easement agreements granted to Hancock Wind also require that within 6 months of completing construction of the Hancock Wind Project, the leased area will be reduced to include just the Project area, provided that the reduction in size of the leased premises does not constitute a subdivision.
  - (4) The construction of the Hancock Wind Project has not yet been completed. This Project is located on a portion of Lot #1 in T16 MD, but is also located in T22 MD and the Town of Osborn.

- M. *September 21, 2012.* Lakeville granted a 1.2 acre easement to Hancock County for a telecommunications tower (reference: Hancock County Registry of Deeds: Book 5908; Page 77).
- N. *October 11, 2012.* Lakeville granted a 1.2 acre amended and restated easement to Hancock County for a telecommunications tower (reference: Hancock County Registry of Deeds: Book 5931; Page 218). Herbert C. Haynes, Inc. a/k/a H. C. Haynes, Inc. joined in this easement.
- O. *December 31, 2012.* Lakeville granted a road access easement to Bangor Hydro Electric Company (reference: Hancock County Registry of Deeds: Book 5963; Page 78 and the Plan in File 41; Page 98).
- P. *January 2, 2013.* Lakeville granted an easement to Bangor Hydro Electric Company for a substation. The easement also included a number of other supporting provisions (reference: Hancock County Registry of Deeds, Book 5963, page 78).
- Q. *April 11, 2013.* Lakeville transferred 1,115 acres consisting of parts of Lot #1, Lot #4, and Lot #13 (now Lot #1.3, Lot #4.1 and #Lot 13.1) to Elliot Jordan & Sons for the purpose of converting a portion of the 1,115 acres from forest land to blueberry agricultural land. The transferred 1,115 acre parcel was exempt from being counted toward subdivision because it is used for agricultural and land management activities, and was transferred prior to the reduction of size of the leased area for the Hancock Wind Project, in accordance with Section 10.25,Q,1,g(1) of the Commission's Chapter 10 standards. In addition, it was not required that this parcel be shown on a plan and recorded in the Hancock County Registry of Deeds because 3 to 10 lots each containing at least 40 acres were not created (reference: Advisory Ruling AR13-4).

#### 4. REVIEW CRITERIA

- A. Pursuant to Sections 10.25,Q,1,a of the Commission's Chapter 10 standards, pertaining to "*Counting Parcels, Lots, or Dwelling Units Under the Definition of Subdivision*": "*Lots Created by Dividing a Parcel.* When a parcel is divided, the land retained by the person dividing land is always counted in determining the number of lots created unless the lot retained qualifies for any of the exemptions listed in Section 10.25,Q,1,g below."
- B. Pursuant to Sections 10.25,Q,1,f of the Commission's Chapter 10 standards, "For the purposes of the definition of subdivision in 12 M.R.S.A. §682(2) and in these rules, an "existing parcel" shall include the contiguous area within one township, plantation, or town owned or leased by one person or group of persons in common ownership."
- C. Pursuant to Sections 10.25,Q,1,g,(1),(2), and (8) of the Commission's Chapter 10 standards, "the following divisions are exempt when counting lots for purposes of subdivision, unless the intent of such transfer is to avoid the objectives of 12 M.R.S.A. Chapter 206-A. Future divisions of such exempted lots are not exempt unless one of the exemptions in 10.25,Q,1,g,(1) – (8) is again met for that division:"

- (1) "Transfer of Lots for Forest Management, Agricultural Management or Conservation of Natural Resources. A lot or parcel is not considered a subdivision lot if the following conditions are met:
  - (a) The lot is transferred and managed solely for forest management, agricultural management or conservation of natural resources;
  - (b) The lot is at least 40 acres in size;
  - (c) If the lot is less than 1,000 acres in size, no portion of the lot is located within 1,320 feet of the normal high water mark of any great pond or river or within 250 feet of the upland edge of a coastal or freshwater wetland as these terms are defined in 38 M.R.S.A. §436-A;
  - (d) The original parcel from which the lot was divided is divided into an aggregate of no more than 10 lots within any 5-year period; and
  - (e) When 3 to 10 lots each containing at least 40 acres in size are created within any 5-year period, a plan is recorded in accordance with 12 M.R.S.A. §685-B(6-A). Any subsequent division of a lot created from the original parcel within 10 years of the recording of the plan in the registry of deeds or any structural development unrelated to forest management, agricultural management or conservation creates a subdivision and may not occur without prior commission approval. 12 M.R.S.A. §682-B(4)."
- (2) Retained Lots. A lot is not counted as a lot for the purposes of subdivision if it is retained by the person dividing the land, and for a period of at least 5 years:
  - (a) is retained and not sold, platted, leased, conveyed or further divided, except for transfer to an abutter pursuant to Section 10.25, Q, 1, g, (3) below; and
  - (b) is used solely for forest or agricultural management activities and associated structures and development such as buildings to store equipment or materials used in forest or agricultural management activities, land management roads, driveways consistent with forest or agricultural management activities, or natural resource conservation purposes.
- (8) Unauthorized Subdivision Lots in Existence For at Least 20 Years. A lot or parcel that when sold or leased created a subdivision requiring a permit under this chapter is not considered a subdivision lot and is exempt from the permit requirement if the permit has not been obtained and the subdivision has been in existence for 20 or more years. A lot or parcel is considered a subdivision lot and is not exempt under this subsection if:
  - (a) Approval of the subdivision under 12 M.R.S.A. §685-B was denied by the Commission and record of the Commission's decision was recorded in the appropriate registry of deeds;
  - (b) A building permit for the lot or parcel was denied by the Commission under 12 M.R.S.A. §685-B and record of the Commission's decision was recorded in the appropriate registry of deeds;
  - (c) The Commission has filed a notice of violation of 12 M.R.S.A. §685-B with respect to the subdivision in the appropriate registry of deeds; or
  - (d) The lot or parcel has been the subject of an enforcement action or order and record of that action or order was recorded in the appropriate registry of deeds. 12 M.R.S.A. §682-B(5)

## 5. INTERPRETATION

- A. Based on the materials you supplied; materials supplied by Hancock Wind during the evaluation of site Law Certification SLC-2; Advisory Rulings AR 98-129, AR 05-009, AR 08-33, and AR13-4; records from the Hancock County Registry of Deeds and Maine Revenue Services; and other Commission records, no land divisions requiring subdivision approval from the Commission occurred during the preceding 20 years for any of the land transfers from Lakeville's parent parcel.
- B. In accordance with the provisions of Section 10.25,Q,1,f of the Commission's Chapter 10 standards, this analysis and interpretation considers Lots #1, #4, #11, #13, and #14 in T16 MD as Lakeville's parent parcel for the purpose of this advisory ruling addressing the proposed land transfer. Contiguous lots under the same ownership in one township are merged into a single parcel for the purpose of evaluating subdivision.
- C. To provide the answers to your questions, we first determined the current status of Lakeville's parent parcel using the information in the Background and Land Division History (*see* Sections 1 and 3, above). In accordance with Section 10.25,Q,1,g(8) of the Commission's standards, any land transfers from Lakeville's parent parcel were traced back more than 20 years from the present time to determine whether more than two non-exempt lots had been created within any 5-year period, as defined by the Commission's statutes and rules. Any non-exempt divisions not listed and accounted for in the Background and Land Division History may negatively influence this interpretation.

For this evaluation, the existing camp lease lots, and other small lots owned in fee by others, were treated as legally existing over the past 20 years, and not affecting the land division history evaluation, based on previous evaluations. The only change that has occurred over the past 20 years was the discontinuation of two (2) of the camp leases and removal of the camps in 2012 (*see* Section 1,D, and reference: DP 4886, Condition #10).

- D. *Land divisions creating non-exempt lots.* It appears that since 1994 there have been 3 divisions of the parent parcel creating four non-exempt lots.
  - (1) The first non-exempt lot created was in 2003 when a 545-acre portion of Lot #1 was transferred to Tree Top Manufacturing (becoming Lot #1.2). That lot is not counted toward subdivision after 2008. The lot retained by Lakeville was exempt because it was used solely for forestry and not further divided for a period of five years, in accordance with 10.25,Q,1,g(2).
  - (2) In 2012, the size of the parcel leased to Blue Sky East was reduced to 2,300 acres, and the remainder of Lakeville's parcel was leased to Hancock Wind for the purpose of developing a wind energy facility. However, the portion leased to Hancock Wind was also retained by Lakeville as the landowner, and is used for forest management activities. These transactions caused two (2) non-exempt lots to be formed within a five year period, *i.e.*, the two leased areas of Lakeville's parcel – 2,300 acres to Blue Sky East and the remainder to Hancock Wind (*see* Sections 10.25,Q,1,g(1) and (2) of the Commission's standards).

When a parcel of land used solely for forest management purposes is later subject to an agreement for multiple use of that parcel, in this case forest management activities and wind



energy development, that parcel can no longer be treated as an exempt retained lot for the purpose of future land divisions. This determination was applied by LUPC staff in the evaluation of the Hancock Wind's leased parcel in T16 MD which is used by landowner Lakeville for forest management activities. While the change to multiple uses of the parcel when a wind easement or lease was granted for a portion of the parent parcel did not in itself result in an unauthorized land division at that time, it becomes relevant to future divisions of Lakeville's parcel (reference: Site Law Certification SLC-2 and Advisory Ruling AR 13-4).

- (3) The transfer of a 1,115 acre parcel by Lakeville to Elliot Jordan & Sons in 2013 created a lot that was exempt from being counted toward subdivision. A portion of the 1,115 acre forested parcel, which was actively managed for timber, was to be converted to blueberry crop land. In accordance with Section 10.25,Q,1,g,(1) of the Commission's standards, this lot was exempt from being counted toward subdivision because it was to be used for agricultural or forest management activities, and it was transferred prior to the reduction of the size of the Hancock Wind Project leased area, (which would have formed an additional non-exempt lot).
- (a) Once the Hancock Wind Project is completed, its lease agreement stipulates that the size of the leased area be reduced to only include the Project area, as long as that action would not cause a lot requiring Commission approval to be formed. The provisions of Section 10.25,Q,1,g,(1) and (2) of the Commission's standards require that no other land divisions (including both exempt and non-exempt) of the parent parcel occur for the next five years from the date of the amended lease agreement, and that the remaining land retained by Lakeville be used solely for forest management activities for that five year period.
- (b) Lakeville was not required to record a plan of the 1,115-acre land division in the Registry of Deeds because the division did not create 3 to 10 lots each containing at least 40 acres that are subject to the exemption provision of Section 10.25,Q,1,g,(1)(e) of the Commission's standards.

E. Like the 1,115-acre parcel transferred to Elliot Jordan & Sons in 2013, the proposed transfer of the approximately 2,909-acre forested parcel, which would be partially converted to blueberry crop land, can be completed in accordance with Section 10.25,Q,1,g,(1) of the Commission's standards (*i.e.*, would create a lot to be used for forest or agricultural management activities), and would not create a lot requiring Commission approval, as long as it is transferred prior to the reduction of the size of the area leased to Hancock Wind. However, in accordance with Section 10.25,Q,1,g,(1)(e), because the proposed transaction would create the third lot in a five year period, a plan must be recorded with the County Registry of Deeds in accordance with 12 M.R.S.A. §685-B(6-A).

## 6. OTHER CONSIDERATIONS

- A. As was stated in Advisory Ruling AR 13-04 regarding the transfer of the 1,115-acre parcel in 2013, the transfer you now propose of the approximately 2,909-acre parcel would be relevant to future divisions of the parent parcel. Specifically, the transfer must occur before the size of Hancock Wind's leased area is reduced because the subsequent reduction of Hancock Wind's leased area, pursuant to Section 10.25,Q,1,g,(2) of the Commission's standards, will require that

no other land divisions (including both exempt and non-exempt) of the parent parcel occur for the next five years from the date of the amended lease agreement, and that the remaining land retained by Lakeville be used solely for forest management activities for that five year period.

- B. Also, please be advised that any future division of the approximately 2,909-acre parcel currently proposed to be transferred within 5 years of the date of transfer may be counted as an additional lot for the purposes of subdivision and may require a subdivision permit from the Commission. Accordingly, we recommend that the deed transferring the approximately 2,909-acre parcel include a warning or restriction regarding further division of this parcel within this 5-year period.

This interpretation is based upon the Commission's current statutes and standards. The status of the proposed land division may change in the future should relevant statutes and/or standards be amended. Please also be aware that any land division activities other than those which you have described within your request may, or may have, require(d) prior Commission review and/or rezoning, or may be prohibited under provisions of the Commission's Land Use Districts and Standards. Please contact the Commission if you plan any changes.

Should you have any further questions, please contact Marcia Spencer Famous at our Augusta Office at (207) 287-4933.

Sincerely,



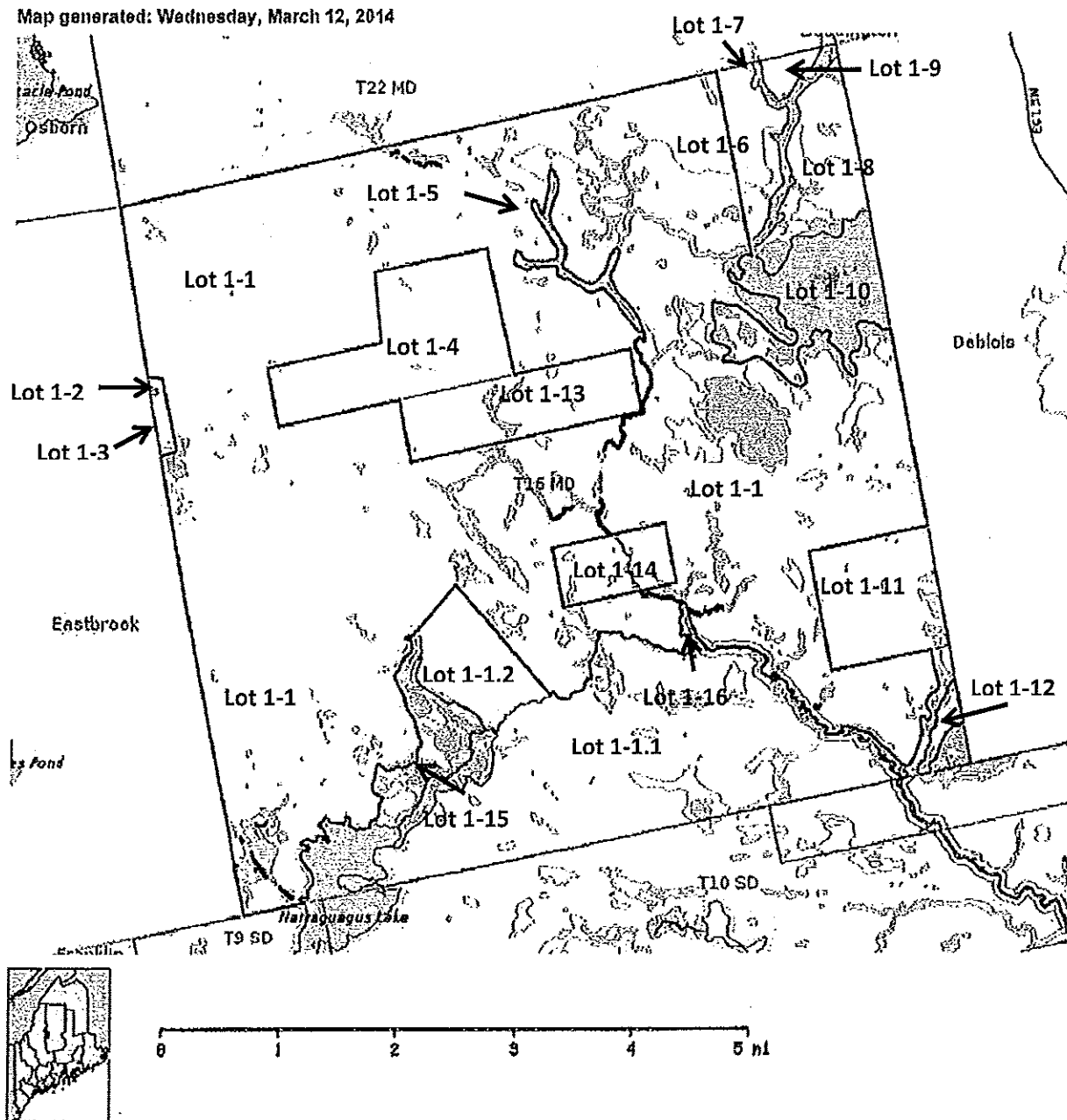
Samantha Horn Olsen  
Planning Manager

Enclosures: Attachments - Figures 1 and 2

xc: Geo File, T16 MD BPP, Hancock County  
AR 14-4 file  
AR 13-4 file  
DP 4886 file  
SLC-2 file

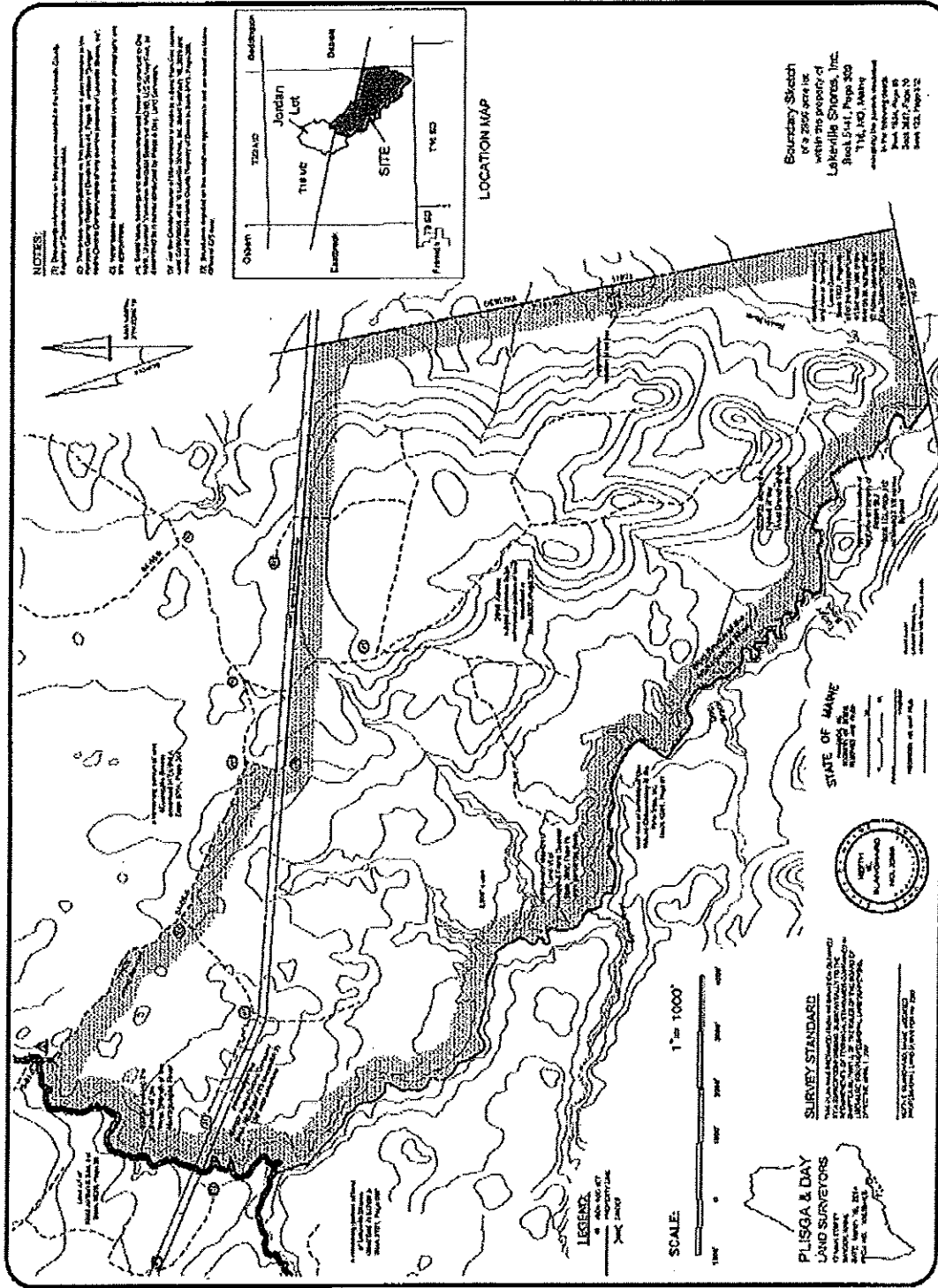
cc: Dean Beaupain, Esq.  
Ginger E. Maxwell  
Karen Bolstridge, LUPC Bangor office

Figure 1 – T16 MD BPP, Hancock County: tax lots and numbers (small camp lots owned in fee not shown, camp lease lots not shown)



Parcel number	Town/Geocode	Town Code	Plan	Lot	Zones Intersected	LUPC Region	Contact number
1	T16 MD/09807	HA007	01	1	d-cl, p-gp, p-sl1, p-sl2, p-wl1, p-wl2, p-wl3	DOWNEAST	(207) 941-4052

Figure 2 – Draft survey plan showing approximately 2950-2909 acre parcel proposed to be transferred by Lakeville Shores.



18 ELKINS LANE, HARLOW BUILDING  
[www.maine.gov/acf](http://www.maine.gov/acf)  
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